

046.A

0003

0107.1

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

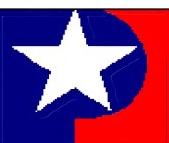
373,100 / 373,100

USE VALUE:

373,100 / 373,100

ASSESSED:

373,100 / 373,100



PROPERTY LOCATION

No	Alt No	Direction/Street/City
107		MEDFORD ST, ARLINGTON

OWNERSHIP

Owner 1:	KOMYEROV JOSHUA & MELODY	Unit #:	1
Owner 2:			
Owner 3:			

Street 1: 14 HUBBARD AVE

Street 2:

Twn/City: CAMBRIDGE

St/Prov: MA Cntry: Own Occ: N

Postal: 02140 Type:

PREVIOUS OWNER

Owner 1: CHAUDHARY SANJAY SINGH -

Owner 2: -

Street 1: 107 MEDFORD STREET UNIT 1

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1920, having primarily Asbestos Exterior and 772 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7749									Access	-5				G7	1.	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	373,100			373,100			271863
							GIS Ref		
							GIS Ref		
							Insp Date		
							07/11/18		

PREVIOUS ASSESSMENT

Parcel ID								
046.A-0003-0107.1								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	102	FV	367,800	0	.	.	367,800	367,800 Year End Roll
2019	102	FV	374,500	0	.	.	374,500	374,500 Year End Roll
2018	102	FV	332,700	0	.	.	332,700	332,700 Year End Roll
2017	102	FV	304,300	0	.	.	304,300	304,300 Year End Roll
2016	102	FV	304,300	0	.	.	304,300	304,300 Year End
2015	102	FV	282,200	0	.	.	282,200	282,200 Year End Roll
2014	102	FV	269,800	0	.	.	269,800	269,800 Year End Roll
2013	102	FV	269,800	0	.	.	269,800	269,800

SALES INFORMATION

Grantor		Legal Ref	Type	Date	TAX DISTRICT		PAT ACCT.		Notes
CHAUDHARY SANJA		62203-351		7/9/2013			290,000	No	
MARCHIONE KAREN		54563-220		4/20/2010			285,000	No	
ACHTEM THEODORE		46373-313		10/28/2005			275,000	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/20/2011	1871	Manual	2,564					air sealing & insu

Date	Result	By	Name
3/6/2019	Mail Update	MM	Mary M
7/11/2018	Measured	DGM	D Mann
3/21/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good																			
Sty Ht: 1 - 1 Story				A Bath:	Rating:																			
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																			
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																			
Frame: 1 - Wood				1/2 Bath:	Rating:																			
Prime Wall: 5 - Asbestos				A HBth:	Rating:																			
Sec Wall:		%		OthrFix:	Rating:																			
Roof Struct: 1 - Gable				OTHER FEATURES																				
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good																			
Color: TAN				A Kits:	Rating:																			
View / Desir:				Fpl:	Rating:																			
GENERAL INFORMATION				WSFlue:	Rating:																			
Grade: C - Average				CONDOS INFORMATION																				
Year Blt: 1920	Eff Yr Blt:			Location:																				
Alt LUC:		Alt %:		Total Units:																				
Jurisdct: G7		Fact: .		Floor: 1 - 1st Floor																				
Const Mod:				% Own: 42.000000000																				
Lump Sum Adj:				Name:																				
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN												
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %	Exterior:		No Unit	RMS	BRS	FL													
Prim Int Wall: 2 - Plaster				Functional:		Interior:		1	4	1														
Sec Int Wall:		%		Economic:		Additions:																		
Partition: T - Typical				Special:		Kitchen: 2004																		
Prim Floors: 3 - Hardwood				Override:		Baths: 2000																		
Sec Floors:		%		Total:	18.6 %	Plumbing:																		
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:																
Subfloor:				Basic \$ / SQ: 295.00		General:		Totals	1	4	1													
Bsmnt Gar:				Size Adj.: 1.35000002																				
Electric: 3 - Typical				Const Adj.: 0.94990498																				
Insulation: 2 - Typical				Adj \$ / SQ: 378.300																				
Int vs Ext: S				Other Features: 60500																				
Heat Fuel: 2 - Gas				Grade Factor: 1.00																				
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.29999995																				
# Heat Sys: 1				NBHD Mod:																				
% Heated: 100		% AC:		LUC Factor: 1.00																				
Solar HW: NO	Central Vac: NO			Adj Total: 458312																				
% Com Wall	% Sprinkled:			Depreciation: 85246																				
				Depreciated Total: 373066																				
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:												
SPEC FEATURES/YARD ITEMS				PARCEL ID 046.A-0003-0107.1												IMAGE								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
More: N	Total Yard Items:					Total Special Features:								Total:										
AssessPro Patriot Properties, Inc																								
																								